

Annex A

Design and Access Statement

Application for Planning Permission for removal of condition 11 to allow continued use of waste transfer building for green waste transfer, and variation of condition 2 of planning permission to bring operating hours in line with previous planning permissions. Warren Farm Quarry Waste Transfer Station, Downend Road, Fareham

1 Introduction

- 1.1 This Design and Access Statement forms part of the planning application for Removal of condition 11 and variation of condition 2 of planning permission Planning Permission No. P/10/1154/MW at Warren Farm Quarry Waste Transfer Station, Downend Road, Fareham. It has been prepared as required by the Planning and Compulsory Purchase Act 2004 and in accordance with the guidance contained within Department for Communities and Local Government Circular 01/2006: Guidance on Changes to the Development Control System.
- 1.2 The details of the proposal are detailed in the planning application documents and should be referred to when reading this document.
- 1.3 This Design and Access Statement consists of two parts, the first of which addresses the design process and the second of which covers access issues.

2 The Design Process

- 2.1 Veolia acknowledges the importance of good design in achieving sustainable development and has sought to ensure that the proposed scheme addresses design issues in an appropriate manner.

Site Context

- 2.2 Warren Farm Quarry is located in a predominantly rural area to the north of the M27 motorway between Fareham and Porchester (grid reference SU605069). The site is accessed from the M27 Junction 11 via Downend Road.
- 2.3 The site was a former chalk quarry, previously used for landfill, aggregate recycling and waste transfer. The new Waste Transfer Station building was constructed during 2007 and opened in December 2007. The quarry is approximately 20m deep and covers an area of 3.9ha.

Development of the Scheme

- 2.4 The scheme for the development of the original WTS and the more recent extension was carefully developed by Veolia, taking into account the site

context and character of the surrounding area. The current application would not involve any physical changes to the appearance of the development.

Amount/Size

- 2.6 The site is 3.9 hectares in total. The waste transfer buildings have a combined floor space of 118m² and sits upon concrete slabs at the base of the quarry.
- 2.7 The weighbridges and site office are located at a higher level, close to the access to the site. Each of the two weighbridges measure 3.25m by 15.5m. The site office measures 3.5m by 8m and is 3.3m in height.

Use

- 2.8 The character of the area surrounding the site is mixed. The original Chalk Downland character has been undermined by encroaching residential development to the east and south of Down End and, to a lesser extent, west along Downend Road, and the construction of the M27 which runs in cutting to the south of the site. Quarrying activities and industrial development at Wallington to the west also influence the area's character. In summary, it is considered that the character of the area is urban/rural fringe, reinforced by extensive views of the Portsmouth/Fareham conurbation.
- 2.9 Given the site's history and the mixed character of the surrounding area (which includes quarrying and industrial development) it is considered that the waste transfer station is an appropriate use within this area and fits well with the existing land use mix. Given its discrete siting within the existing quarry it is very unobtrusive and has not significantly increased the industrial-type element to the existing land uses.
- 2.10 The changes proposed by the current planning application will only change the use of the site in respect of allowing the continued operation of the green waste transfer and enabling the new waste transfer building to be used for a wider range of waste and for the hours of operation to be consistent with the earlier permissions for the site.

Layout

- 2.10 There will be no change to layout of the site.

Scale

- 2.14 There will be no change to the scale of the use undertaken.

Landscaping

- 2.16 There will be no change to the landscaping of the site.

Appearance

2.19 There will be no changes to the appearance of the site.

3 Access Issues

3.1 Access to the Warren Farm site is via Downend Road. This is a single carriageway road. Only a short length of Downend Road is used by vehicles travelling to and from the facility as the approved lorry route is via a private haul road between Downend Road and Boarhunt Road, which in turn leads to the M27 Junction 11 grade-separated junction.

3.2 The facility operates 7 days a week. Heavy goods vehicle movements to and from will be unaffected by the proposal. A small number of car trips also result from the six staff who work on site and visitors to the site.

3.3 There will be no change to the access arrangements.

3.4 Access for emergency services is via the main access to the site and internal haul roads. Veolia is satisfied that all parts of the site can be easily accessed by emergency services and this is also a key requirement for a work site such as this.